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Neighborhood Meeting
50 Tufts Street

Ileen Gladstone, P.E., LSP
February 26, 2007

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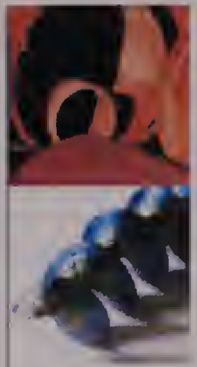
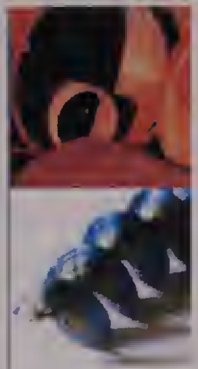
Agenda



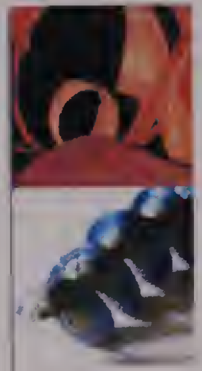
- Overview of Regulatory Process
- Historic and Recent Subsurface Investigations
- Historic and Recent Indoor Air Testing
- Evaluations of Nearby Residences and Buildings
- Capuano Early Childhood Center
- 50 Tufts Street
- Next Steps

Massachusetts Contingency Plan Process



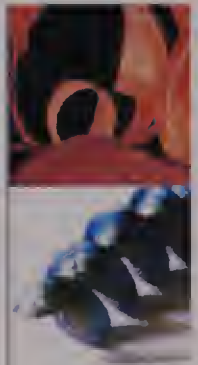
- State statute (Chapter 21E) delegates authority over site investigations and cleanups to DEP
- DEP issued detailed legal and technical regulations called Massachusetts Contingency Plan (MCP)
- DEP established licensing program for environmental scientists and engineers to qualify as Licensed Site Professionals (LSPs)
- An LSP must conduct investigation and certify compliance with MCP to DEP at each step of process
- At Tier I sites, like this one, DEP participates in and directly oversees the investigation and cleanup

Massachusetts Contingency Plan Process



- MCP process moves logically through phases, from initial reporting and investigation of site conditions, to detailed scientific evaluation necessary to determine available and appropriate engineering solutions
- UniFirst and the City are holding regular meetings to keep the community informed concerning the progress of the MCP process
- This is another informational meeting concerning a State-run process

Massachusetts Contingency Plan Process



- Phase I Initial Site Investigation (completed June 2006)
- Immediate Response Actions (ongoing)
  - Actions at Capuano Center, residences, and 50 Tufts Street to investigate and address shallow groundwater and indoor air issues
- Comprehensive Response Actions
  - Phase II Comprehensive Site Assessment (Due June 2008):
    - Detailed mapping of subsurface contamination and a site specific risk assessment.
  - Phase III Remedial Action Alternatives (Due June 2008)
    - Remedial Action Plan (RAP) recommends remedy.
  - Phase IV Remedy Implementation Plan (RIP) (Due June 2009)
    - Engineering design for selected remedy
  - Phase V Operation & Maintenance

Historic Subsurface Investigation (December 2006)

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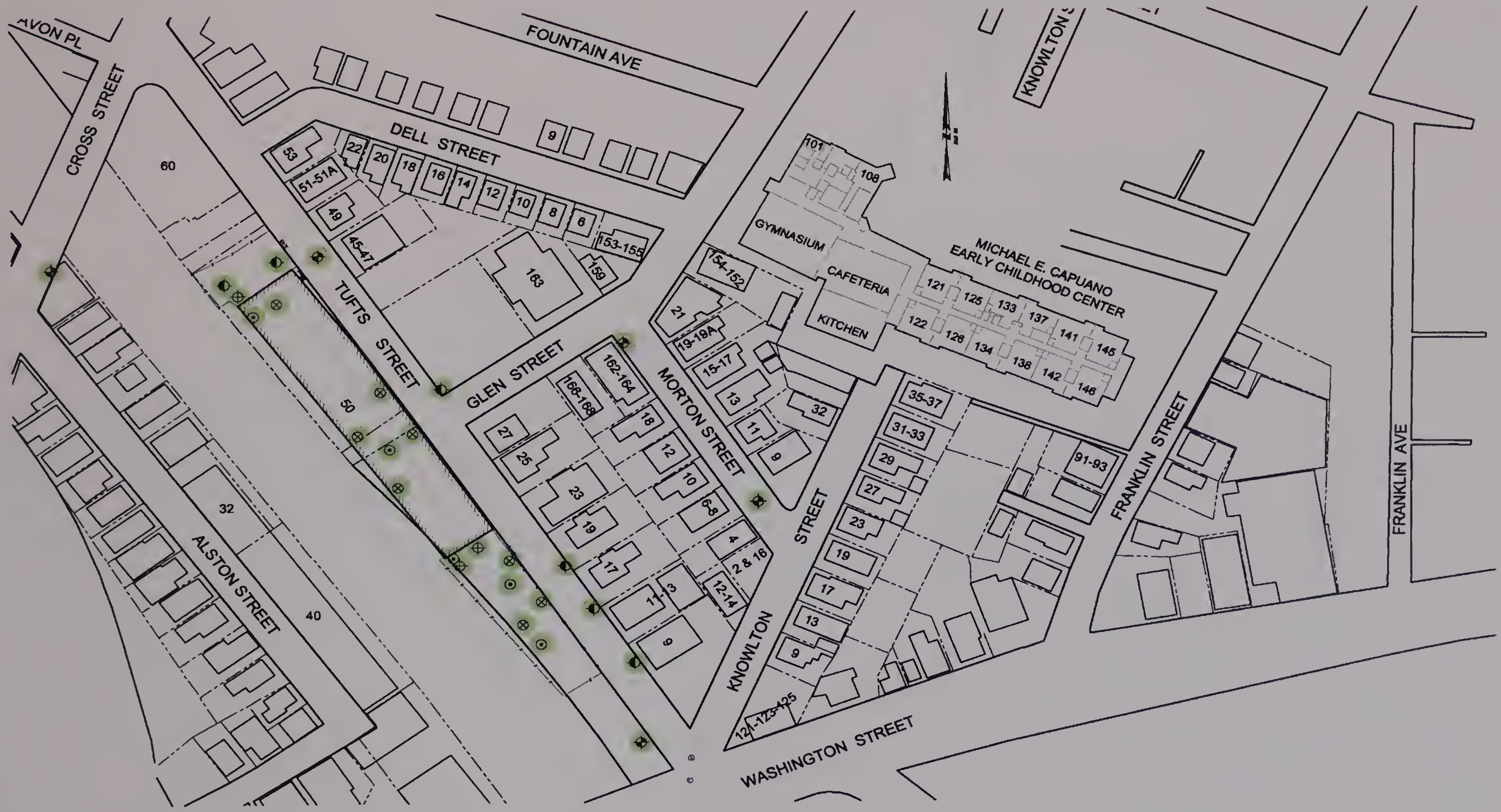

Recent Subsurface Investigation (January & February 2007)

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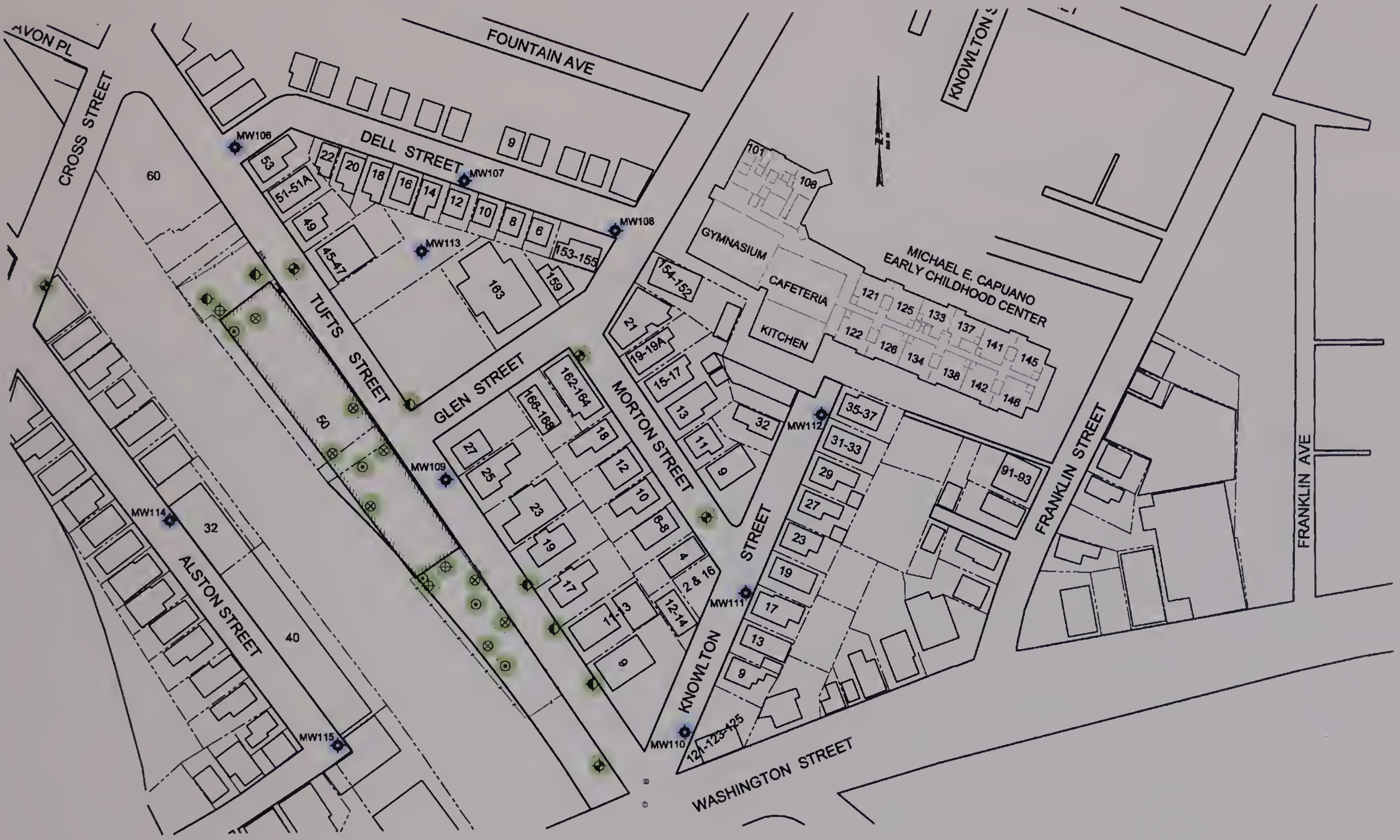

Historic Indoor Air Sampling (December 2006)

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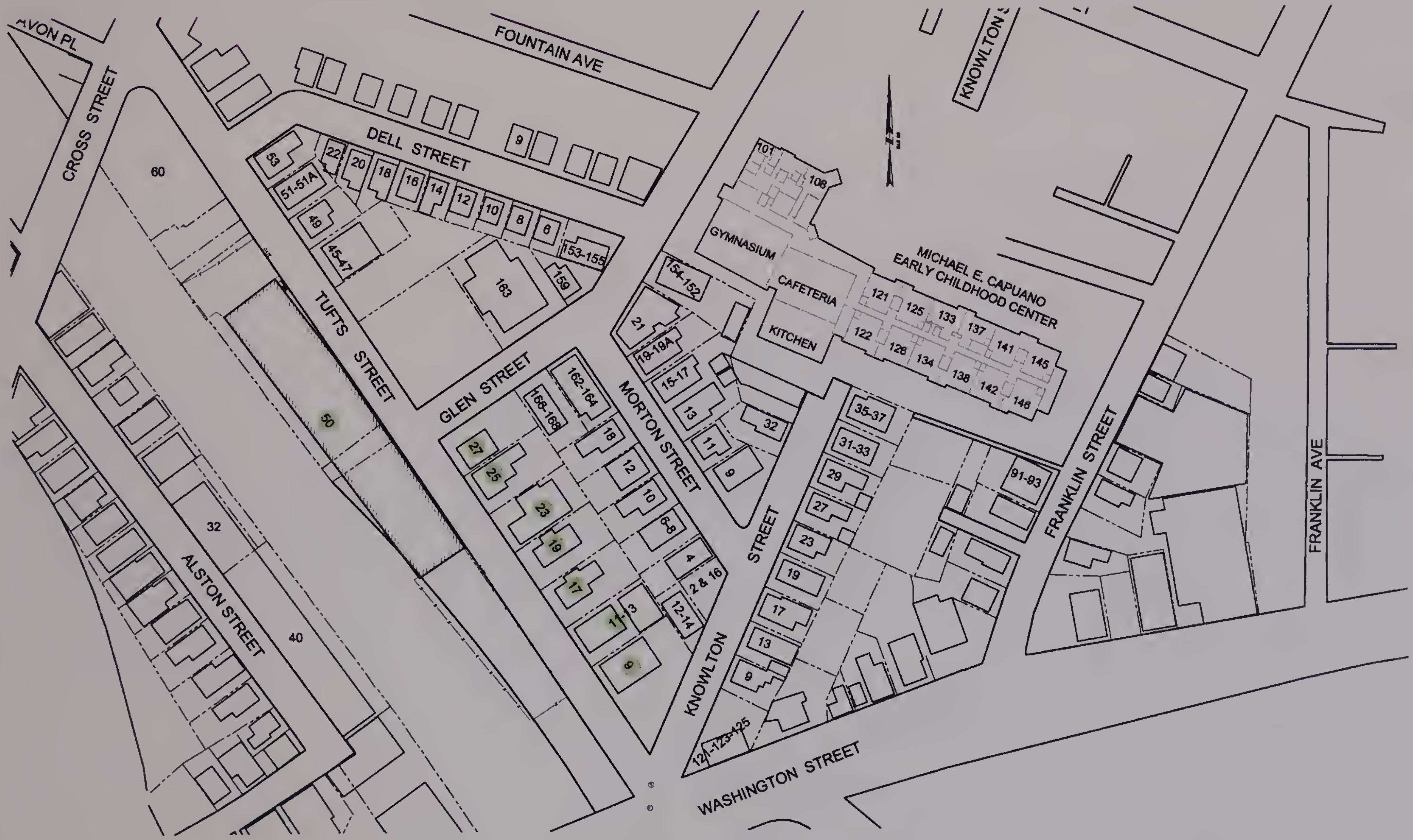

Recent Indoor Air Sampling
(January & February 2007)

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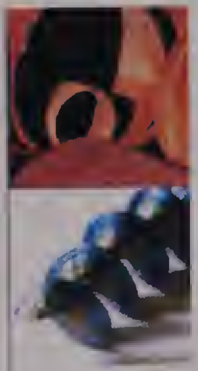

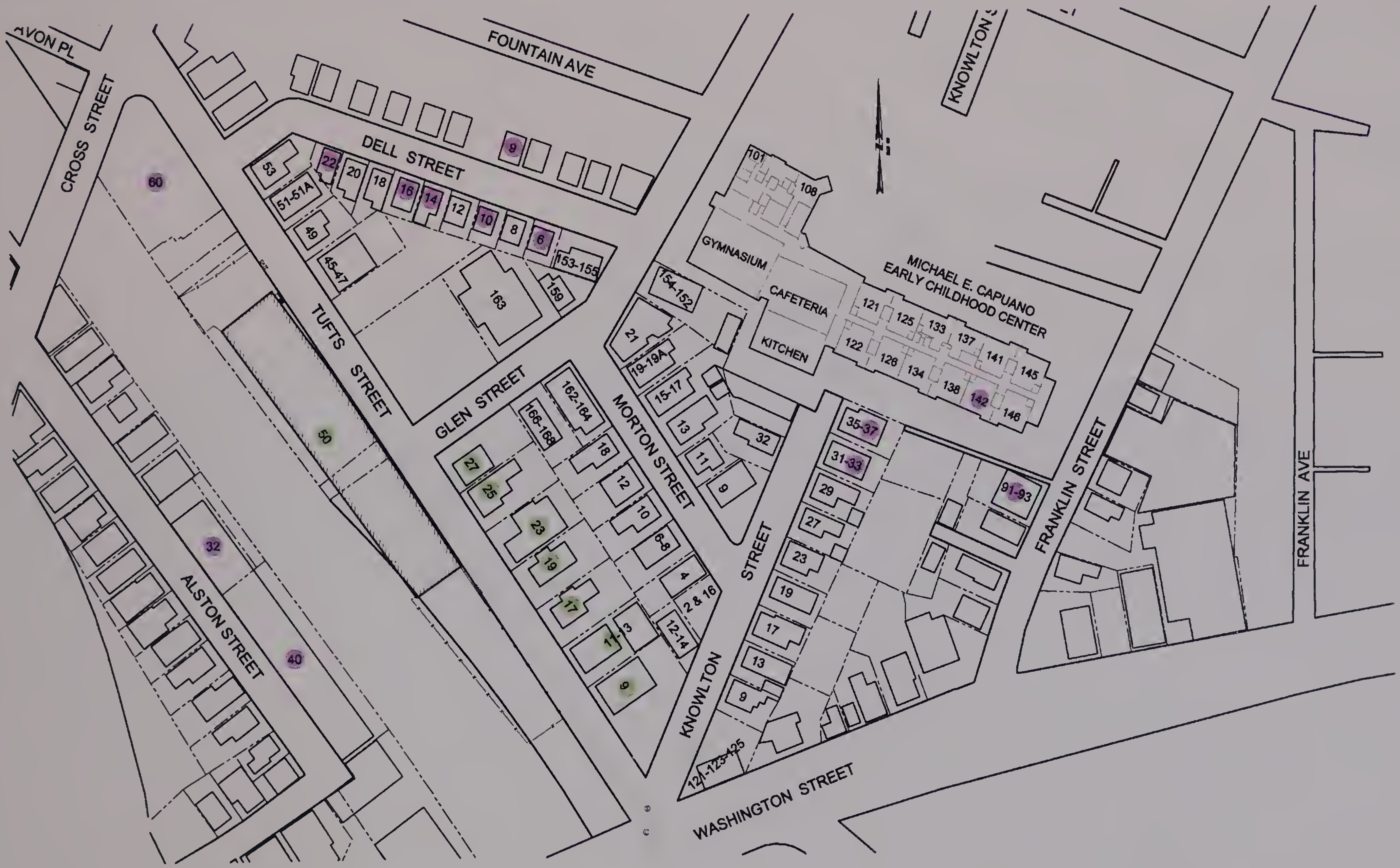

Dell Street

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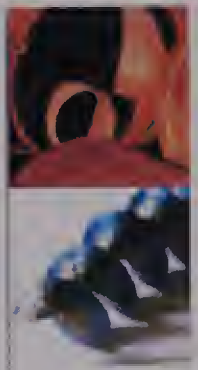

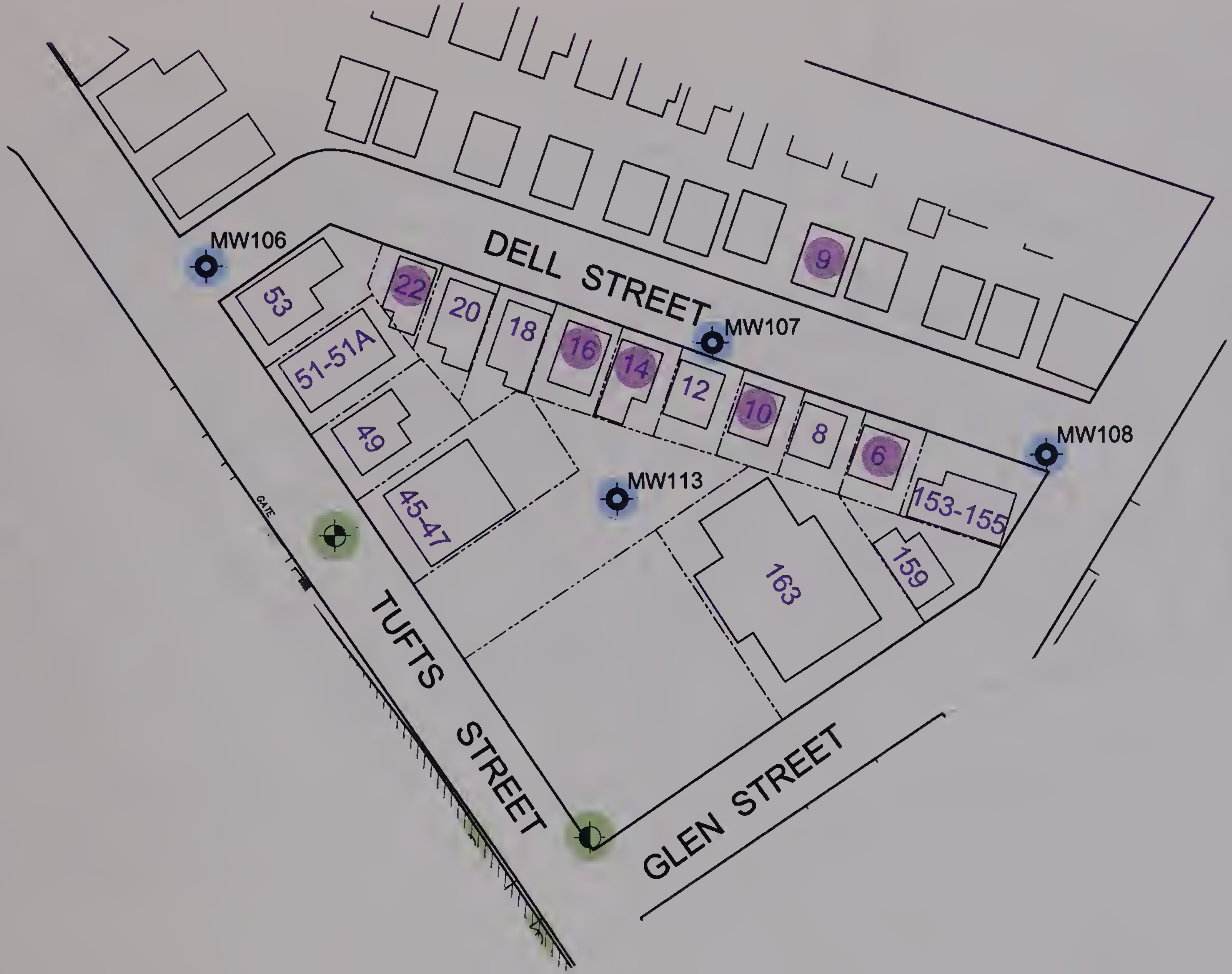

Distribution of Groundwater Test Results

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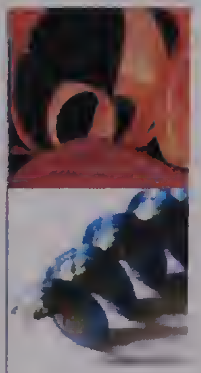

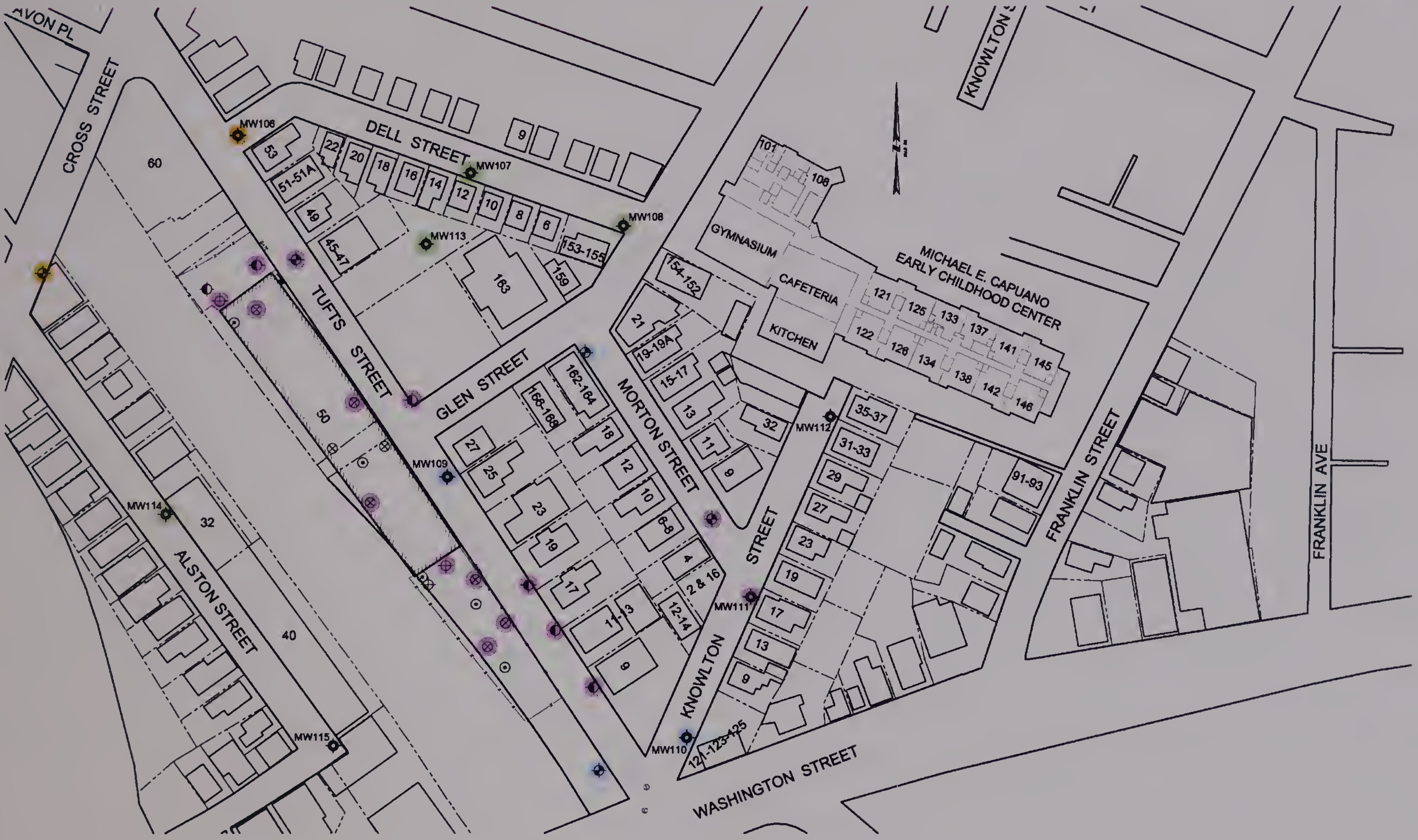

Distribution of Groundwater & Indoor Air Test Results

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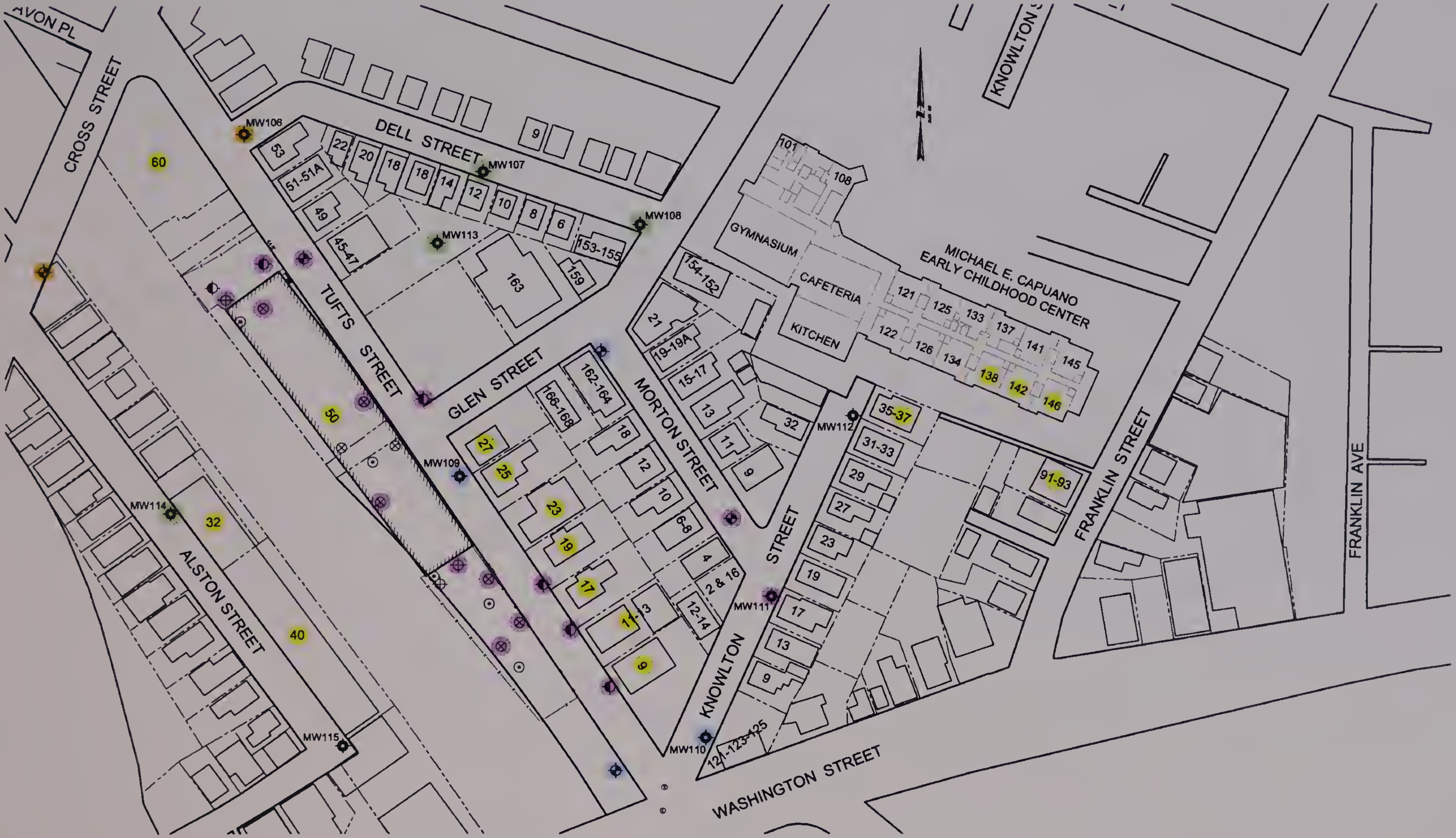

Additional Residences and Buildings to be Evaluated

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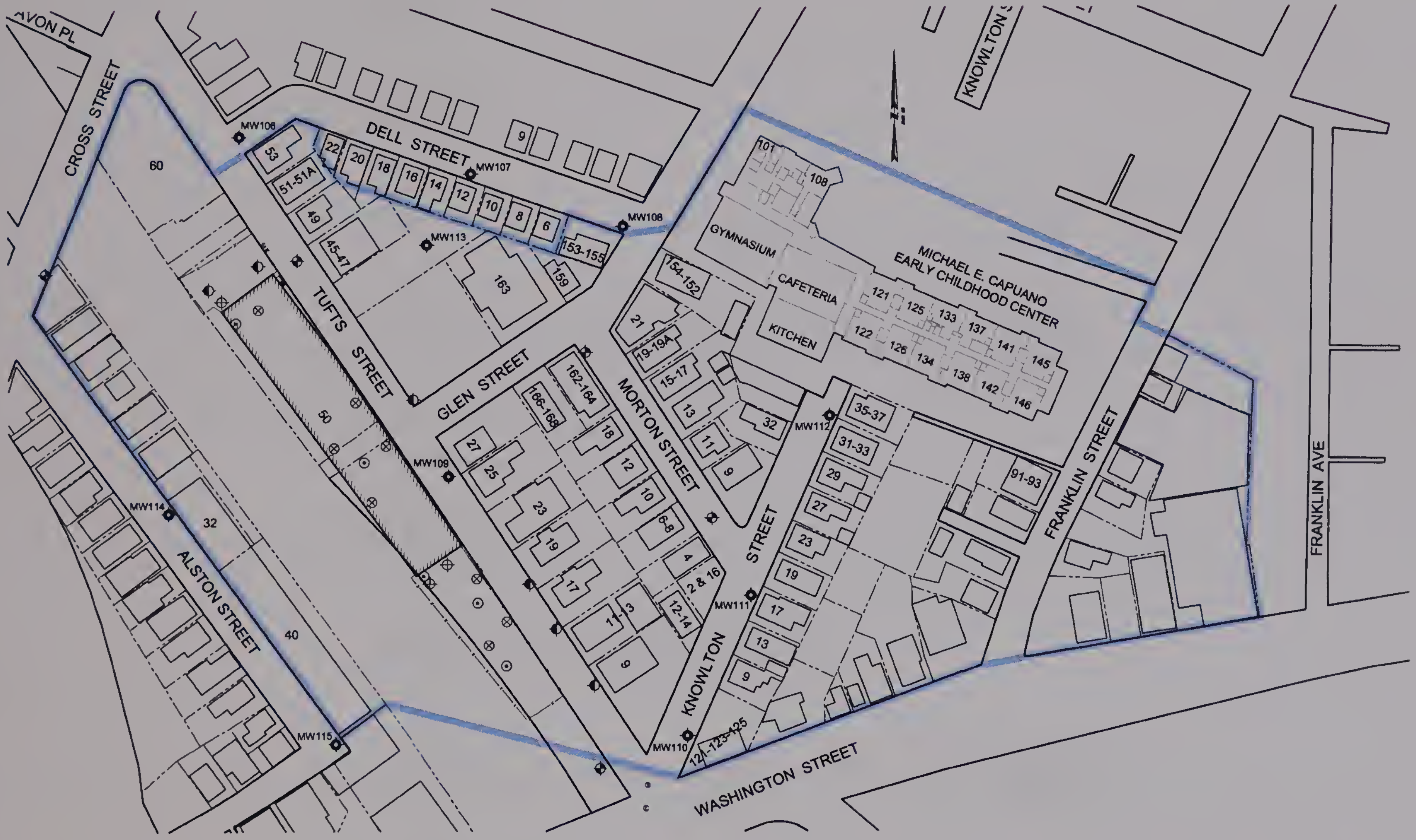
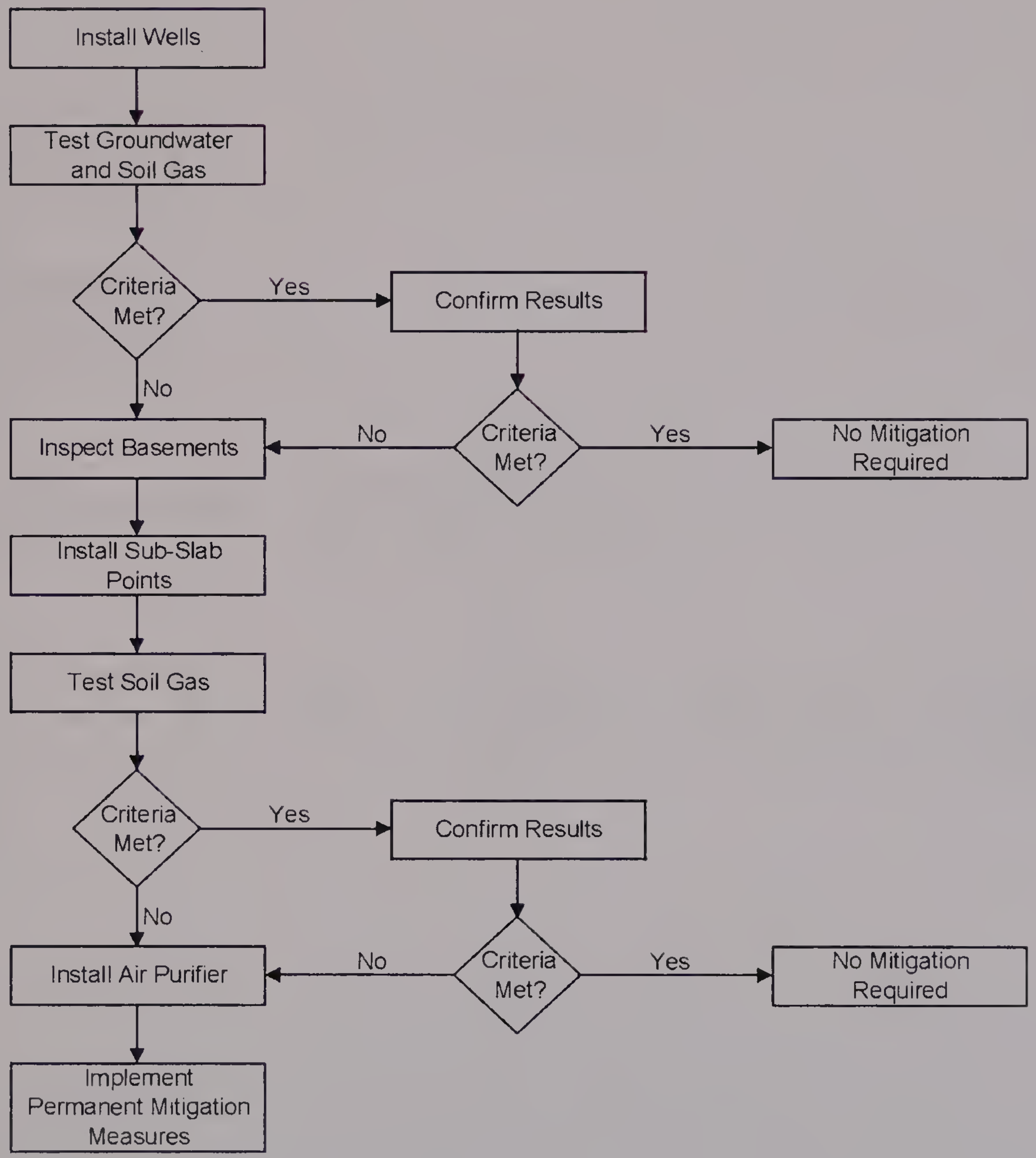


Evaluation Process



Install Wells

Test Groundwater and Soil Gas

Criteria Met?

Yes

Confirm Results

Criteria Met?

Yes

No Mitigation Required

No

No

Inspect Basements

Install Sub-Slab Points

Test Soil Gas

Criteria Met?

Yes

Confirm Results

Criteria Met?

Yes

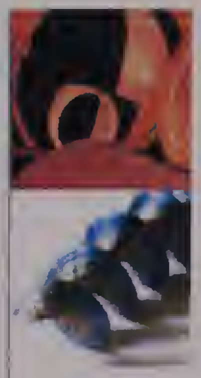
No Mitigation Required

No

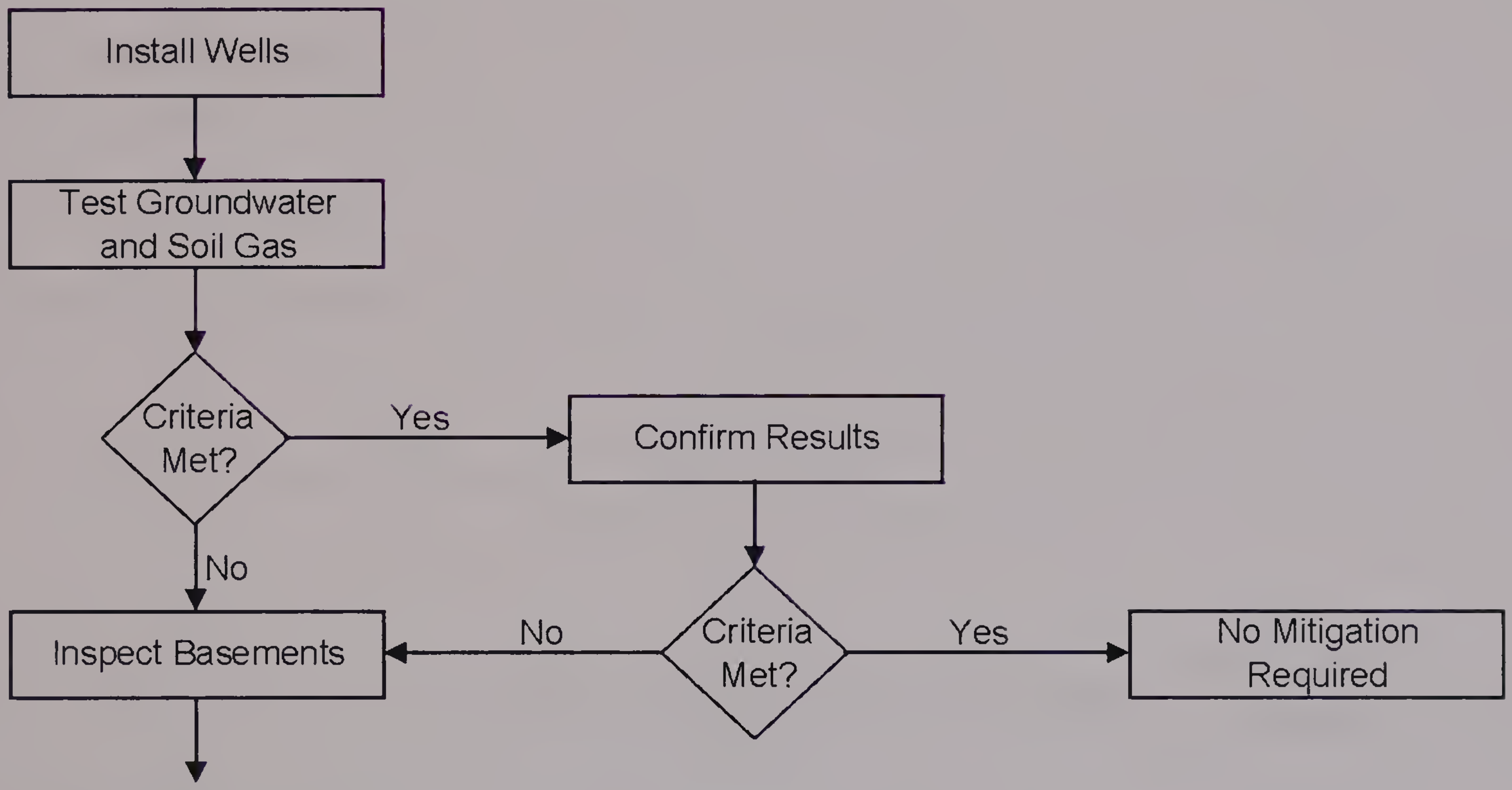
No

Install Air Purifier

Implement Permanent Mitigation Measures



Evaluation Process (1 of 2)



Evaluation Process (2 of 2)

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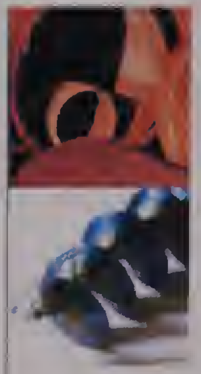
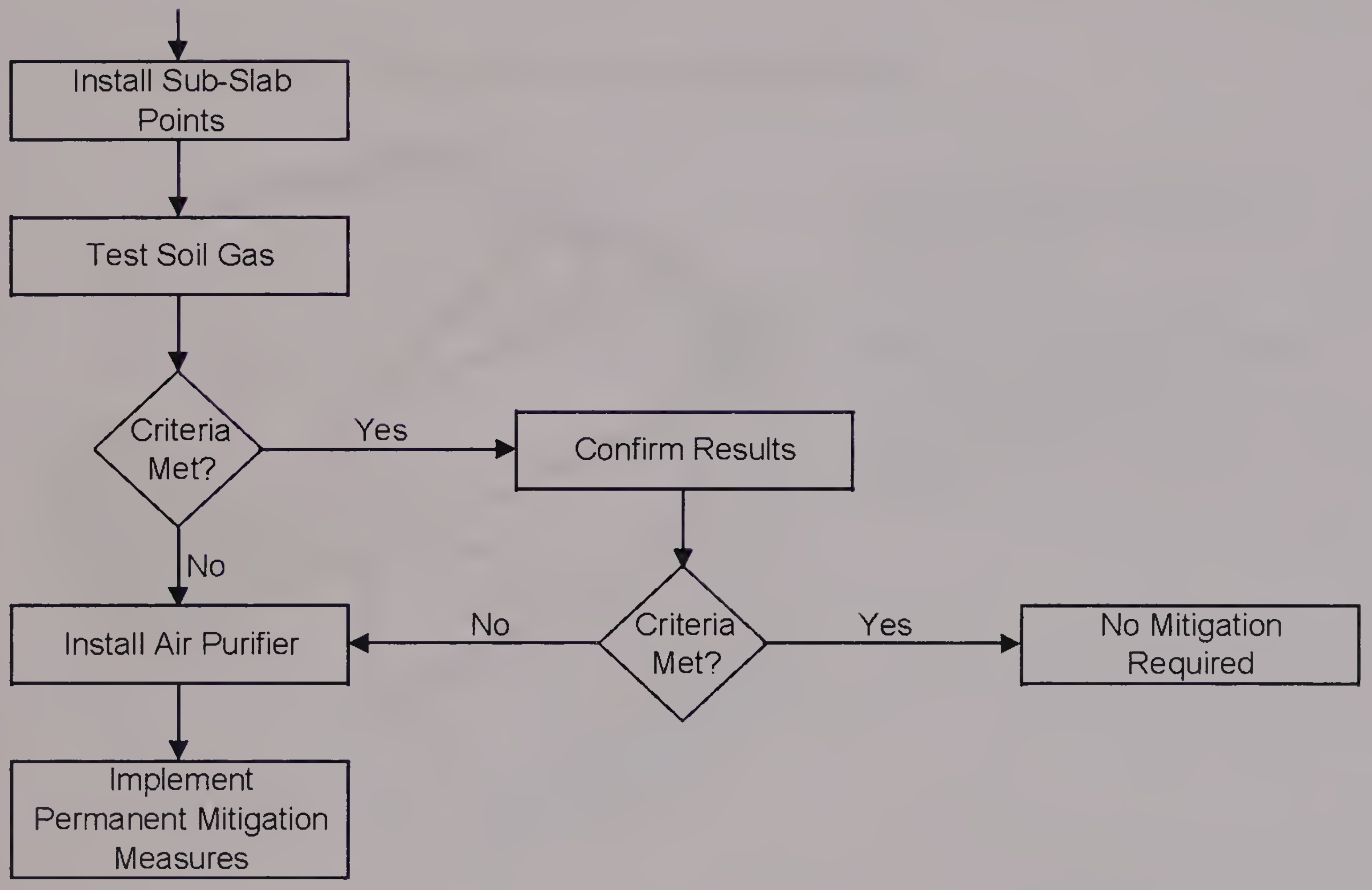




Install Sub-Slab Points

Test Soil Gas

Criteria Met?

Yes

Confirm Results

No

Install Air Purifier

Implement Permanent Mitigation Measures

Criteria Met?

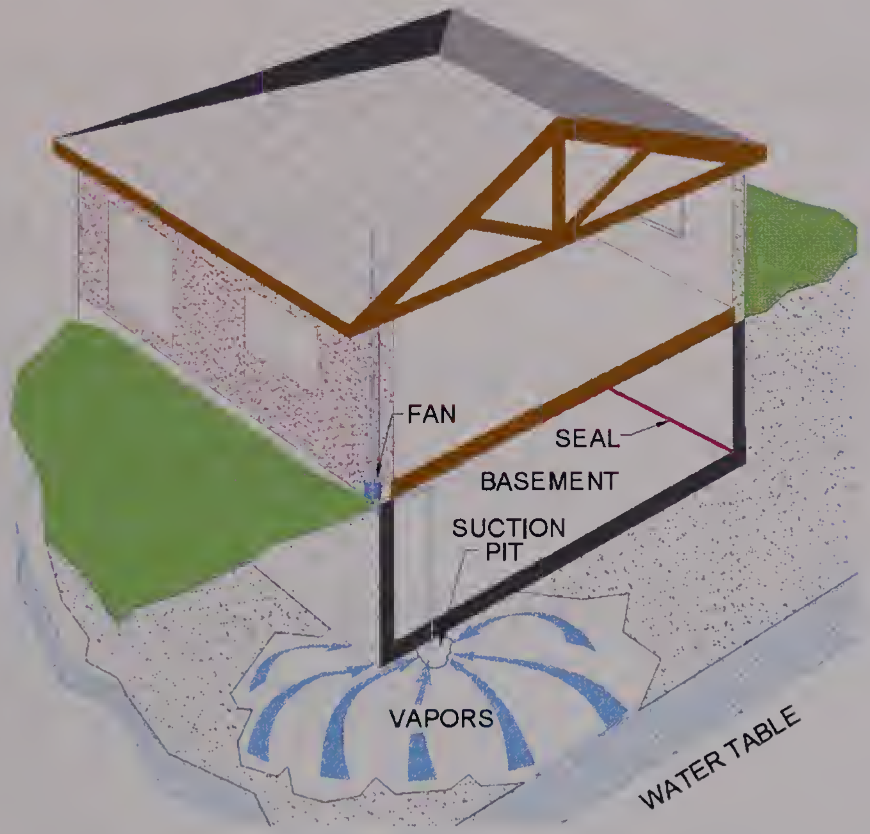
No

Yes

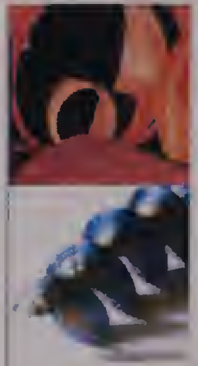
No Mitigation Required

Residential Subslab Depressurization System

Sub-Slab Depressurization

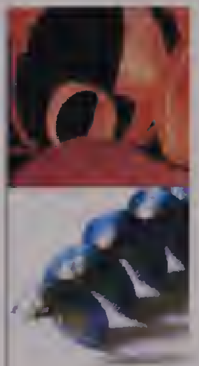


- Intercepts vapors prior to building entry
- Same as “radon” system
- Most commonly used method for radon and VOC control
- Highly effective in most settings



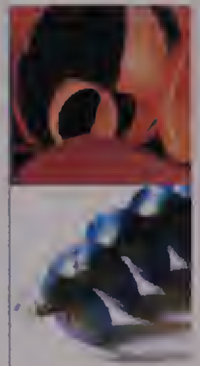
Capuano Early Childhood Center

- Tested Indoor Air in December 2006
- Optimized HVAC System
- Sealed Penetrations in Unit Ventilators
- Installed Subslab Depressurization System
- Non-detects reported throughout Center from testing conducted on February 7, 2007
- Students began returning to affected classrooms February 26, 2007



50 Tufts Street

- Somerville Two, LLC assumed ownership and control after foreclosing on mortgage from John Danais
- Building currently vacant but Somerville Two is preparing it for reoccupancy
- UniFirst has conducted testing in the building and is in process of designing and installing mitigation measures, including subslab depressurization system
- Somerville Two and UniFirst intend to have building ready for new tenant starting May 1, 2007



Next Steps

- Install subslab depressurization system at 50 Tufts Street
- Continue monitoring of subslab depressurization system at Capuano Center to confirm effectiveness of mitigation measures
- Complete evaluations in homes on Tufts and Knowlton Streets where property owners have already been contacted
- Send notices to additional property owners requesting access to conduct evaluations in their basements
- Continue to investigate and map subsurface contamination

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